

**AGENDA
ZONING BOARD OF ADJUSTMENT
JUNE 15, 2020**

**AGENDA ITEM #3B
PUBLIC HEARINGS-Continued from June 1, 2020**

**JOHANNA CICOTTE,
30 LITTLE HEATER ROAD
(Tax Map 78, Lot 61)
zoned IND-L
#ZB2020-13-SE**

Corwin, Tim

From: Barry Schuster <barry@lvylegal.com>
Sent: Tuesday, June 9, 2020 4:27 PM
To: Corwin, Tim
Subject: Cicotte - Little Heater Road

Tim,

Would you please pass along the following information to the Zoning Board for the meeting on Monday which has been provided to me by the Applicant, Johanna Cicotte:

- The car wash/detailing facility is for use only by the Miller Volvo/Volkswagen dealership.
- The size of the building was determined by the need for interior cleaning and work on the vehicles and then also inside storage to keep the cars in finished condition until they are delivered to customers.
- The outside parking is for employees or others who provide services to the car wash.
- The applicant and consultant had to choose between encroaching on the wetland or moving the building closer to the road. Undertaking construction closer to the wetland would have likely incur impacts on the wetland. Given that this carwash is not open to the public, will not generate traffic on Little Heater Road and since the property is in a low traffic area in the Light Industrial zone, it was determined that bringing the building closer to the road would have a lesser impact.
- Eliminating the non-conforming residential use was also considered as consistent with the intent of the IND-L zone.

Thank you,

Barry

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